018.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,700 /	656,700
					USE VALUE:	656,700 /	656,700
					ASSESSED:	656,700 /	656,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARTER ROBERT G/TRUSTEE	
Owner 2:	CARTER IRREVOCABLE TRUST	
Owner 3:		
Street 1:	39 SPY POND PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CARTER HELEN C -
Owner 2:	-
Street 1:	39 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,645 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Aluminum Exterior and 1333 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5645.000	152,200	3,600	500,900	656,700
Total Card	0.130	152,200	3,600	500,900	656,700
Total Parcel	0.130	152,200	3,600	500,900	656,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.46 | /Parcel: 492.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13185
GIS Ref
GIS Ref
Insp Date 12/09/17

!1566!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,200	3600	5,645.	500,900	656,700	656,700	Year End Roll	12/18/2019
2019	101	FV	139,100	3600	5,645.	648,300	791,000	791,000	Year End Roll	1/3/2019
2018	101	FV	139,100	3600	5,645.	412,500	555,200	555,200	Year End Roll	12/20/2017
2017	101	FV	139,100	3600	5,645.	377,200	519,900	519,900	Year End Roll	1/3/2017
2016	101	FV	139,100	3600	5,645.	306,500	449,200	449,200	Year End	1/4/2016
2015	101	FV	138,400	3600	5,645.	306,500	448,500	448,500	Year End Roll	12/11/2014
2014	101	FV	138,400	3600	5,645.	279,400	421,400	421,400	Year End Roll	12/16/2013
2013	101	FV	138,400	3600	5,645.	265,800	407,800	407,800		12/13/2012

PRINT

Date	Time
12/10/20	17:08:45

LAST REV

Date	Time
01/16/18	14:00:16

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1566

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARTER HELEN C,	1428-72		12/20/2012	Convenience	1	No	No		
	1087-188		11/1/1991			No	No		Robert E Carter dod 3/6/2008

USER DEFINED

Prior Id # 1:	13185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	PH	Patrick H
12/2/2017	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	336	PATRIOT
10/26/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5645		Sq. Ft.	Site		0	85.	1.04	2									500,947						500,900	

Total AC/HA: 0.12959 | Total SF/SM: 5645 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 500,947 | Spl Credit | Total: 500,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	129.212
Other Features:	64769
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220558
Depreciation:	68373
Depreciated Total:	152185

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

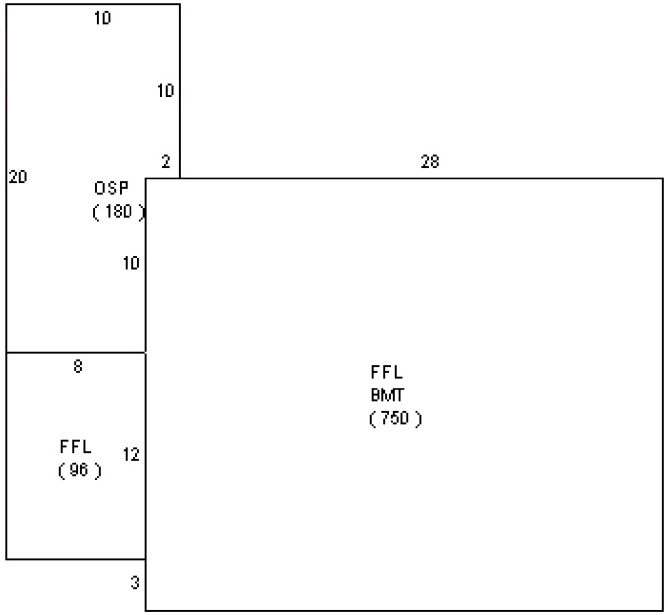
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.21
Special Features:	0	Val/Su Net:	85.70
Final Total:	152200	Val/Su SzAd	179.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	846	129.210	109,313
BMT	Basement	750	55.140	41,356
OSP	Screen Porch	180	28.450	5,120

Net Sketched Area:	1,776			Total:	155,789
Size Ad	846	Gross Are	1776	FinArea	1333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X21	A	AV	1949	25.82	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600